005.A	0001	0050.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	455,700 /	455,700
USE VALUE:	455,700 /	455,700
ASSESSED:	455,700 /	455,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50	-52	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #: 50

Owner 1:	SIGURDSSON ANDREA L
Owner 2:	
Owner 3:	
Street 1:	50 BROOKS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NAPOLI STEPHEN A -
Owner 2:	-
Street 1:	50-52 BROOKS AVE UNIT 50
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Aluminum Exterior and 1000 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	452,400	3,300		455,700
Total Card	0.000	452,400	3,300		455,700
Total Parcel	0.000	452,400	3,300		455,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.70 | /Parcel: 455.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	310126
GIS Ref	
GIS Ref	
Insp Date	05/15/18

!15604!

PREVIOUS ASSESSMENT

Parcel ID 005.A-0001-0050.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	431,400	3300	.		434,700	434,700	Year End Roll	12/18/2019
2019	102	FV	460,700	3300	.		464,000	464,000	Year End Roll	1/3/2019
2018	102	FV	407,800	3300	.		411,100	411,100	Year End Roll	12/20/2017
2017	102	FV	372,100	3300	.		375,400	375,400	Year End Roll	1/3/2017
2016	102	FV	372,100	3300	.		375,400	375,400	Year End	1/4/2016
2015	102	FV	338,500	3300	.		341,800	341,800	Year End Roll	12/11/2014
2014	102	FV	323,300	3300	.		326,600	326,600	Year End Roll	12/16/2013
2013	102	FV	323,300	3300	.		326,600	326,600		12/13/2012

PRINT

Date	Time
12/11/20	05:18:06

LAST REV

Date	Time
11/04/20	08:43:57

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15604

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAPOLI STEPHEN	59469-309		7/6/2012		367,000	No	No		
SEGOOL BRIAN	52737-248		5/8/2009		390,000	No	No		
SEGOOL BRIAN,	51521-177		8/1/2008	Family		No	No		MASTER DEED

USER DEFINED

Prior Id # 1:	4756
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2019	638	Add Bath	35,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2020	Permit Visit	DGM	D Mann
4/1/2020	Mail Update	JO	Jenny O
5/15/2018	Measured	DGM	D Mann
8/8/2009	MLS	MM	Mary M
1/5/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8007													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	48.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.97272485
Adj $ / SQ:	387.388
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.01999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474185
Depreciation:	21813
Depreciated Total:	452373

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	395.14
Special Features:	0	Val/Su Net:	452.40
Final Total:	452400	Val/Su SzAd	452.40

SKETCH

UnSketched SubAreas:
GLA: 1000,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,000	387.390	387,388

Net Sketched Area:	1,000			Total:	387,388
Size Ad	1000	Gross Are	1000	FinArea	1000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.A-0001-0050.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1925	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300

IMAGE

AssessPro Patriot Properties, Inc